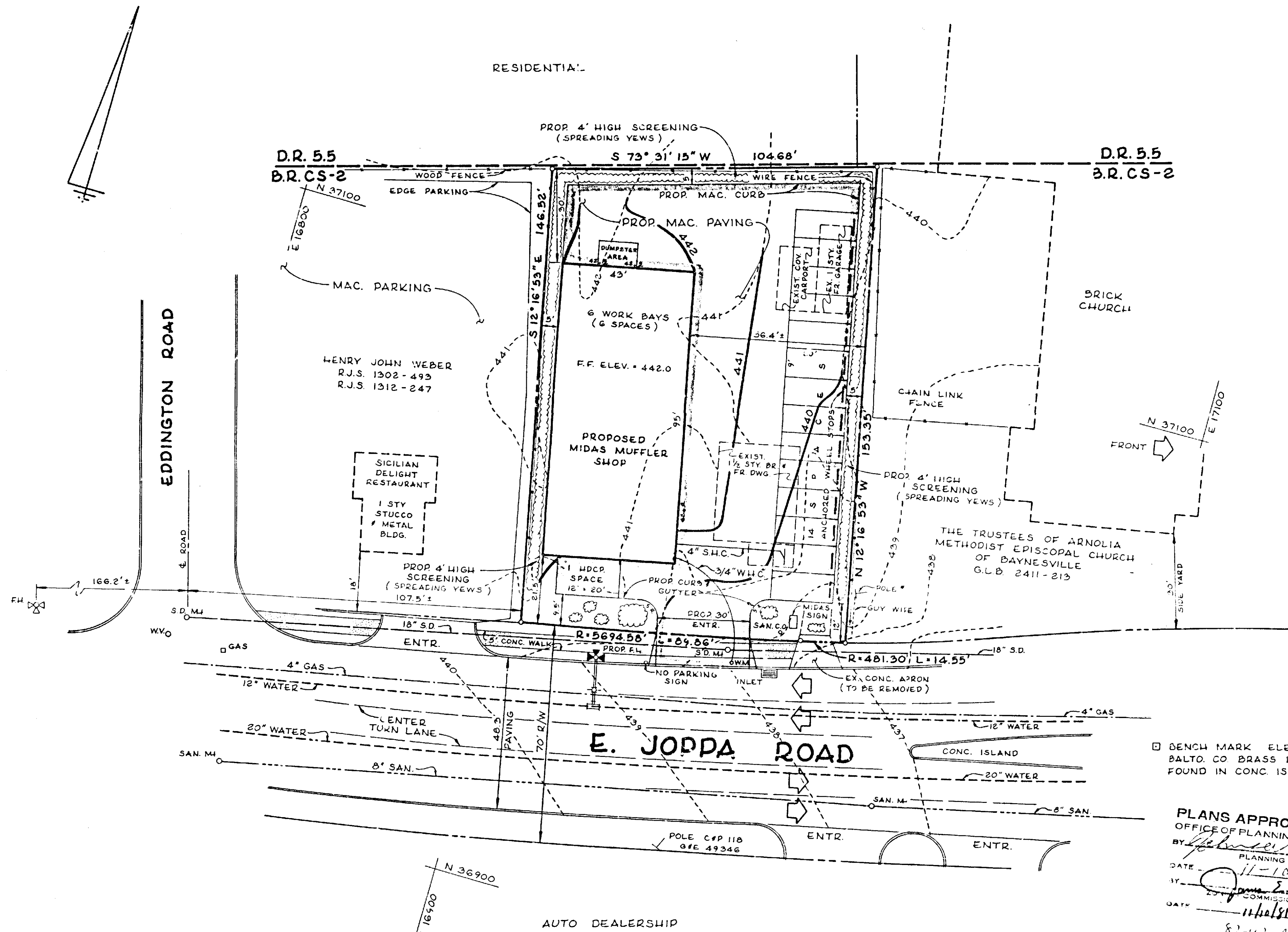


VICINITY MAP  
SCALE: 1" = 500'

GENERAL NOTES

- EXISTING ZONING - B.R. CS-2  
PROPOSED ZONING - B.R. CS-2 WITH A VARIANCE TO SIDEYARD OF 5.0', AS SHOWN, INSTEAD OF THE REQUIRED 30' TO TRACT BOUNDARY.
- TRACT ACREAGE - 0.549 AC. ±  
BUILDING AREA - 4085 SQ. FT.  
PARKING REQUIRED - 4085 ÷ 300 = 14 SPACES  
PARKING PROVIDED - 15 SPACES  
6 SPACES (WORK BAYS)  
21 SPACES TOTAL
- ANY STORAGE OF DAMAGED OR DISABLED VEHICLES WILL BE INDOORS
- EXISTING BUILDINGS TO BE REMOVED
- AVAILABLE ELECTRIC - 2 DBL. FEEDS, 34000 KVA, 13000 PRIMARY, 3 PHASE
- ZONING CASE NO. - 82-42-A



BENCH MARK ELEV. 434.991  
BALTO. CO. BRASS DISC  
FOUND IN CONC. ISLAND

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 11-10-81

BY: [Signature]  
DATE: 11/10/81

82-42-A  
C-1519-21

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON  
&  
ASSOCIATES, INC.  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204  
PHONE: 823-3535

SITE DEVELOPMENT PLAN  
FOR  
MIDAS MUFFLER

1772 JOPPA ROAD  
9TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

# PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to permit a side yard setback of one (1) foot in lieu of thirty (30) feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
The thirty (30) foot side yard setback poses great difficulty in our ability to effectively lay out our building on the property and still comply with required parking and the necessary turning radius we need into the building.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property, which is the subject of this Petition.

Contract Purchaser:  
Midas Realty Corporation  
(Type or Print Name)  
Signature: *James Thomas Lusby*  
Address: P.O. Box 28786  
City and State: Atlanta, Georgia 30328

Legal Owner(s):  
Edith Jane Parlett  
(Type or Print Name)  
Signature: *Edith Jane Parlett*  
Address: 12508 Long Green Pike, 572-5865  
City and State: Glen Arm, MD. 21057

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Thomas R. Lusby  
Midas Realty Corp.  
P.O. Box 28786 (404) 252-0861  
Address: Atlanta, Ga. 30328  
City and State: Atlanta, Ga. 30328

Attorney's Telephone No.: N/A

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of August, 1981, at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

Thomas Lusby  
Midas Realty Corporation  
P.O. Box 28786  
Atlanta, Georgia 30328

cc: Spellman, Larson & Assoc., Inc.  
Suite 110 - Jefferson Building  
105 W. Chesapeake Ave.  
Towson, Maryland 21204

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of June, 1981.

Signature: *William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Edith Jane Parlett  
Petitioner's Attorney: *Nicholas B. Commodari*

Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

MICROFILMED

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW/S of Joppa Rd., 107.5' : OF BALTIMORE COUNTY  
NE of Eddington Rd., 9th District

EDITH JANE PARLETT, Petitioner : Case No. 82-42-A

### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Signature: *Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

Signature: *John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 24th day of July, 1981, a copy of the foregoing Order was mailed to Edith Jane Parlett, 12508 Long Green Pike, Glen Arm, Maryland 21057, Petitioner; and Mr. Thomas R. Lusby, Midas Realty Corporation, P. O. Box 28786, Atlanta, Georgia, Contract Purchaser.

Signature: *John W. Hession, III*  
John W. Hession, III

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 82-42-A Item 230  
Date: July 27, 1981

Petition for Variance  
Northwest side of Joppa Rd., 107.5 ft. Northeast of Eddington Rd.  
Petitioner- Edith Jane Parlett

9th District

HEARING: Tuesday, August 18, 1981 (9:45 A.M.)

After reviewing the subject petition file, this office fails to see the hardship or practical difficulty.

Signature: *Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 11, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Thomas Lusby  
Midas Realty Corporation  
P.O. Box 28786  
Atlanta, Georgia 30328

RE: Item #230  
Edith Jane Parlett  
Variance Hearing

Dear Mr. Lusby:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on the case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a building within 1' of the side property line in lieu of the required 30', this hearing is required.

Particular attention should be afforded to the comments of the Health and Fire Departments and also to those of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at the time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Signature: *Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENC:mcch

Enclosures cc: Spellman, Larson & Associates, Inc.  
Suite 110 - Jefferson Building  
105 W. Chesapeake Avenue  
Towson, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.  
DIRECTOR

July 8, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #230 (1980-1981)  
Property Owner: Edith Jane Parlett  
N/WS Joppa Rd. 107.5' N/E from centerline of  
Eddington Road  
Acres: 0.245 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### Highways:

Joppa Road is a recently reconstructed County road in this vicinity. No further highway improvements are proposed at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

#### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #230 (1980-1981)  
Property Owner: Edith Jane Parlett  
Page 2  
July 8, 1981

#### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the present dwelling on this property.

Very truly yours,

Signature: *Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

N-NE Key Sheet  
37 & 38 NE 12 Pos. Sheets  
NE 10 C Topo  
70 Tax Map



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of a variance(s) requested will not adversely affect the health, safety, and general welfare of the community, a variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1981, that a variance to permit a side yard setback of five feet in lieu of the required thirty feet, for the expressed purpose of constructing an improvement, in accordance with the site plan prepared by Spellman, Larson and Associates, Inc., dated May 18, 1981, to be used as a muffler repair facility, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Comply with the comments submitted by the Department of Permits and Licenses, dated July 2, 1981, and the Department of Health, dated July 15, 1981.
2. The landscaping shown on the aforementioned site plan along the east and north property lines shall be extended along the five foot variance area of the west property line.
3. Submit a revised site plan, incorporating the restrictions set forth above, for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
1201 494-3520  
STEPHEN E. COLLINS  
DIRECTOR

August 26, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 210, 231, 232, 233, 235, 236, 237, and 238 of ZAC meeting on June 9, 1981.

Michael S. Flanigan  
Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERGER  
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #230, Zoning Advisory Committee Meeting, June 9, 1981, are as follows:

Property Owner: Edith Jane Parlett  
Location: NW/SE Joppa Road 107.5' N/E from centerline of Eddington Road  
Acres: 0.349  
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner II  
Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

July 15, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 230, Zoning Advisory Committee Meeting of June 9, 1981, are as follows:

Property Owner: Edith Jane Parlett  
Location: NW/SE Joppa Road 107.5' N/E from centerline of Eddington Road  
Existing Zoning: BR-CS-2  
Proposed Zoning: Variance to permit a side yard setback of 1' in lieu of the required 30'.  
Acres: 0.349  
District: 9th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing the method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,  
Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

BHS:mgt

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
625-7310

PAUL H. REINCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Conodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Edith Jane Parlett

Location: NW/SE Joppa Road 107.5' N/E from centerline of Eddington Road

Item No.: 230 Zoning Agenda: June 9, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul H. Reincke, 7-15-81  
Planning Group  
Special Inspection Division

Noted and Approved: George M. Maganoff  
Fire Prevention Bureau

/ab

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI JR.  
DIRECTOR

July 2, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 230 Zoning Advisory Committee Meeting, June 9, 1981 are as follows:

Property Owner: Edith Jane Parlett  
Location: NW/SE Joppa Road 107.5' N/E from centerline of Eddington Road  
Existing Zoning: BR-CS-2  
Proposed Zoning: Variance to permit a side yard setback of 1' in lieu of the required 30'.  
Acres: 0.349  
District: 9th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1976, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

X I. Comments: Provide handicapped parking, signs, building access curb cuts, toilet facilities, etc. as per Code. West wall shall be fire rated as per Table 211 without openings.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
Charles E. Burdhan, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 8, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: June 9, 1981

RE: Item No: 229, 230, 231, 232, 233, 234, 235, 236, 237, 238  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich, Assistant  
Department of Planning

KNP/bp

midas

An IC Industries Company

Midas Realty Corporation  
Successors of  
Midas International Corporation  
222 South Riverside Plaza  
Chicago, IL 60606  
(312) 548-5600

August 25, 1981

Baltimore County  
County Office Building  
Towson, MD 21204

Attn: Ms. Karan Riegal

Re: Proposed Midas Muffler Shop  
Joppa Rd.  
Baltimore, MD

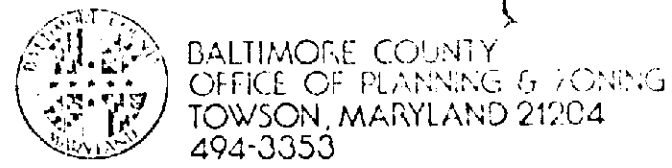
Dear Ms. Riegal:

Please find our check # 436364 in the amount of \$64.25 for your handling concerning the above-referenced proposed Midas Muffler Shop site.

Very Truly Yours,

Charles E. Burdhan  
C. Lowell  
Real Estate Dept.

cc: R. Lusby



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

September 10, 1981

Mr. Thomas R. Lusby  
Midas Realty Corporation  
P.O. Box 28786  
Atlanta, Georgia 30328

RE: Petition for Variance  
NW/S of Joppa Road, 107.5' NE  
of Eddington Road - 9th Election  
District  
Midas Realty Corporation -  
Petitioner  
NO. 82-42-A (Item No. 230)

Dear Mr. Lusby:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

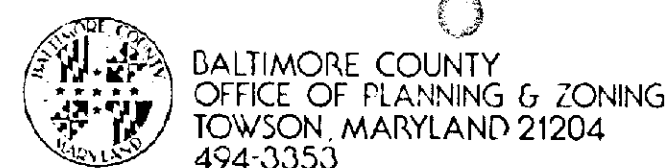
WEH/srl

Attachments

cc: Ms. Edith Jane Parlett  
12508 Long Green Pike  
Glen Arm, Maryland 21057

Mr. Walter F. McGuire, Sr.  
Suite 300, Green Spring Village  
Lutherville, Maryland 21093

John W. Hessian, III, Esquire  
People's Counsel



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 10, 1981

Mr. Thomas R. Lusby  
Midas Realty Corporation  
P.O. Box 28786  
Atlanta, Georgia 30328

RE: Petition for Variance  
NW/S of Joppa Rd., 107.5' NE of Eddington Rd.  
Edith Jane Parlett - Petitioner  
Case No. 82-42-A

Dear Mr. Lusby:

This is to advise you that \$64.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr



SPELLMAN, LARSON  
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
823-9535

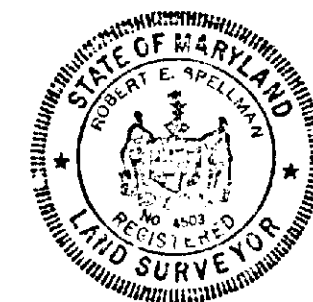
ROBERT E. SPELLMAN, P.L.R.  
JOSEPH L. LARSON  
LOUIS J. PIASECKI, P.E.

DESCRIPTION FOR VARIANCE TO ZONING, 1772 EAST JOPPA ROAD, 9TH DISTRICT,  
BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the Northwest side of Joppa Road, said point being 107.5 feet more or less Northeast from the centerline of Eddington Road and running thence and binding on the Northwest side of Joppa Road the two following courses and distances by a curve to the left having a radius of 5694.58 feet with a length of 89.86 feet being subtended by a chord bearing North 77 Degrees 26 Minutes 35 Seconds East 09.86 feet, thence by another curve to the left having a radius of 481.30 feet with a length of 14.55 feet, being subtended by a chord bearing North 76 Degrees 07 Minutes 30 Seconds East 14.55 feet, thence leaving said Northwest side of said Right-of-Way North 12 Degrees 16 Minutes 53 Seconds West 153.35 feet, thence South 73 Degrees 31 Minutes 15 Seconds West 104.68 feet, thence South 12 Degrees 16 Minutes 53 Seconds East 146.52 feet to the point of beginning.

Containing 0.349 acres of land more or less

05/19/81



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING  
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING  
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance  
LOCATION: Northwest side of Joppa Rd., 107.5 ft. Northeast of Eddington Rd.  
DATE & TIME: Tuesday, August 18, 1981 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of one (1) foot in lieu of thirty (30) feet

The Zoning Regulation to be excepted as follows:

Section 238.2 - Minimum side yard setback in a B.R. Zone

All that parcel of land in the 9th District of Baltimore County

Being the property of Edith Jane Parlett as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, August 18, 1981 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Mrs. Edith Jane Parlett  
12508 Long Green Pike  
Glen Arm, Maryland 21057

July 22, 1981

NOTICE OF HEARING

RE: Petition for Variance  
NW/S of Joppa Rd., 107.5' NE of Eddington Rd.  
Case #82-42-A

TIME: 9:45 A.M.

DATE: Tuesday, August 18, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 19th day of May, 1981.

Filing Fee \$ 25.00

Received: ☒ Check  
☐ Cash  
☐ Other

Item 230

Petitioner: Edith Jane Parlett Submitted by: G. Held

Petitioner's Attorney: Reviewed by: William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: *DI* Revised Plans: ☐ Yes ☒ No

Previous case: *in vicinity 82-7A* Map # *1328*

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th Date of Posting: 8/12/81

Posted for: *Edith Jane Parlett*

Petitioner: *Edith Jane Parlett*

Location of property: *NW/S of Joppa Rd., 107.5' NE of Eddington Rd.*

Location of Signs: *Front of property at 1772 Joppa Rd.*

Remarks: *12 sign*

Posted by: *William E. Hammond* Signature Date of return: *8/12/81*

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 100469

DATE: 8/31/81 ACCOUNT: 01-662

AMOUNT: \$64.25

RECEIVED FROM: Midas Realty Corporation

FOR: Posting & Advertising of Case # 82-42-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

ZONING: Petition for Variance  
LOCATION: Northwest side of Joppa Rd., 107.5 ft. Northeast of Eddington Rd.  
DATE & TIME: Tuesday, August 18, 1981 at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of one (1) foot in lieu of thirty (30) feet

The Zoning Regulation to be excepted as follows:

Section 238.2 - Minimum side yard setback in a B.R. Zone

All that parcel of land in the 9th District of Baltimore County

Being the property of Edith Jane Parlett as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, August 18, 1981 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 30, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md.

and published in Towson, Baltimore County, Md. on the 12th day of August, 1981, the first publication appearing on the 30th day of July, 1981.

Cost of Advertisement, \$ 26.55

THE JEFFERSONIAN, Manager.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 097631

DATE: 7/20/81 ACCOUNT: C1-662

AMOUNT: \$5.00

RECEIVED FROM: G. Held

FOR: Filing Fee for Case # 82-42-A

VALIDATION OR SIGNATURE OF CASHIER

**Petition For  
Variance**

9th District

ZONING: Petition for  
Variance.

LOCATION: Northwest  
side of Joppa Rd., 107.5 ft.  
Northeast of Eddington  
Rd.

DATE & TIME: Tues-  
day, August 18, 1981 at  
9:45 A.M.

PUBLIC HEARING:  
Room 106, County Office  
Building, 111 W. Chesa-  
peake Avenue, Towson,  
Maryland.

The Zoning Commis-  
sioner of Baltimore Coun-  
ty, by authority of the  
Zoning Act and Regula-  
tions of Baltimore County,  
will hold a public hearing:

Petition for Variance to  
permit a side yard setback  
of one (1) foot in lieu of  
thirty (30) feet.

The Zoning Regulation  
to be excepted as follows:

Section 238.2—Mini-  
mum side yard setback in  
a B.R. Zone.

Description for variance  
to zoning, 1772 East Joppa  
Road, 9th District, Balti-  
more County, Maryland.

All that parcel of land in  
the 9th District of Balti-  
more County beginning for  
the same at a point on the  
Northwest side of Joppa  
Road, said point being  
107.5 feet more or less  
Northeast from the cen-  
terline of Eddington Road  
and running thence and  
binding on the Northwest  
side of Joppa Road the two  
following courses and dis-  
tances by a curve to the  
left having a radius of  
5694.58 feet with a length  
of 89.86 feet being sub-  
tended by a chord bearing  
North 77 Degrees 26 Min-  
utes 35 Seconds East 89.86  
feet, thence by another  
curve to the left having a  
radius of 481.30 feet with a  
length of 14.55 feet, being  
subtended by a chord  
bearing North 76 Degrees  
07 Minutes 30 Seconds  
East 14.55 feet, thence

leaving said Northwest  
side of said Right-of-Way  
North 12 Degrees 16 Min-  
utes 53 Seconds West  
153.35 feet, thence South  
73 Degrees 31 Minutes 15  
Seconds West 104.68 feet,  
thence South 12 Degrees 16  
Minutes 53 Seconds East  
146.52 feet to the point of  
beginning.

Containing 0.349 acres  
of land more or less.

Being the property of  
Edith Jane Parlett as  
shown on plat plan filed  
with the Zoning Depart-  
ment.

Hearing Date: Tuesday,  
August 18, 1981 at 9:45  
A.M.

Public Hearing: Room  
106, County Office Build-  
ing, 111 W. Chesapeake  
Avenue, Towson,  
Maryland.

BY ORDER OF  
William E. Hammond  
Zoning Commissioner  
Of Baltimore County

**The Times**

Middle River, Md.,

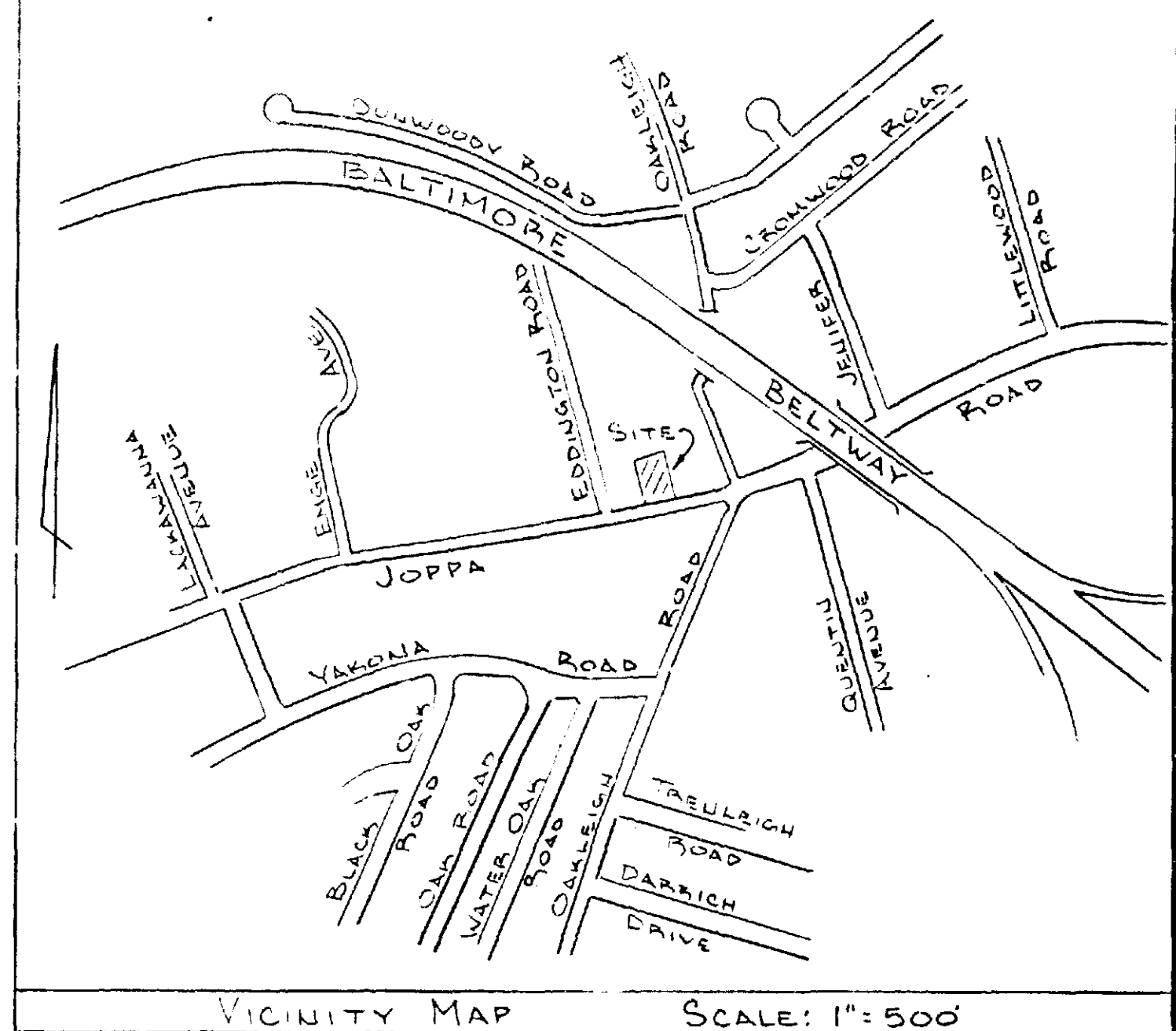
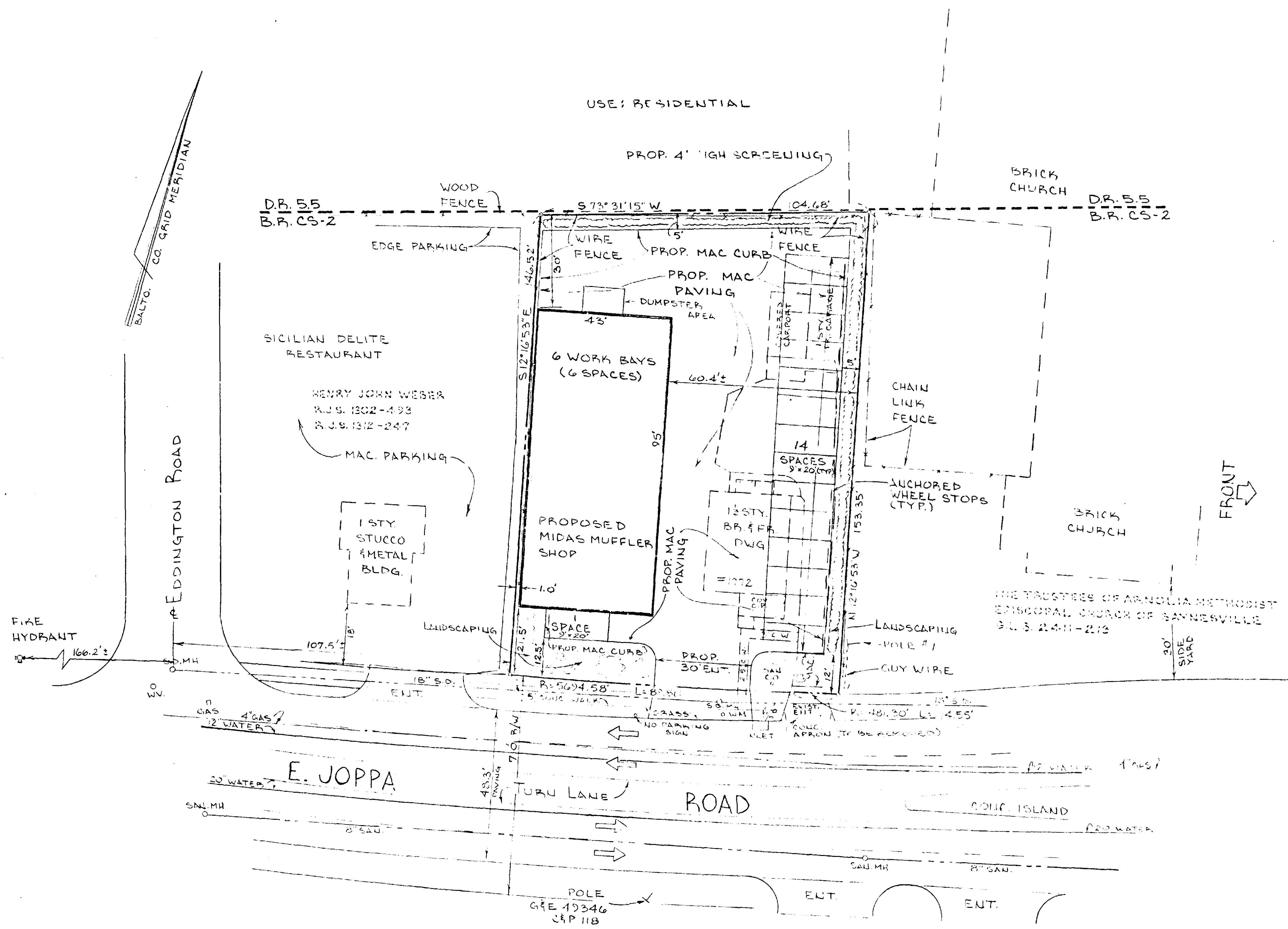
*July 30* 19*81*  
*Pet*  
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed  
and published in Baltimore County, once in each  
of *one* successive

weeks before the *30th* day of

*July*, 19*81*  
*John D. W. [Signature]* Publisher.





**GENERAL NOTES**

EXISTING ZONING: B.R. CS-2  
 PROPOSED ZONING: B.R. CS-2 WITH A VARIANCE TO SIDEYARD OF 10', AS SHOWN, INSTEAD OF THE REQUIRED 30' TO TRACT BOUNDARY.

TRACT ACRES: 0.349 AC.±  
 BUILDING AREA: 4085 SQ. FT.  
 PARKING REQUIRED: 4085 SF. ÷ 300 = 14 SPACES  
 PARKING PROVIDED: 15 SPACES  
 TOTAL: 21 SPACES

ANY STORAGE OF DAMAGED OR DISABLED VEHICLES WILL BE INDOORS

EXISTING BUILDINGS TO BE REMOVED

REVISIONS		
NO.	DATE	DESCRIPTION

**SPELLMAN, LARSON & ASSOCIATES, INC.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204  
 PHONE: 823-3535

**PLAT FOR VARIANCE TO ZONING**

1772 JOPPA ROAD  
 9TH ELECTION DISTRICT  
 BALTIMORE COUNTY, MARYLAND

DATE: MAY 18, 1981 DES. BY: A.F.N. DRN BY: A.F.N. SHT. 1 OF 1